142.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,900 / 762,900
					USE VALUE:	762,900 / 762,900
					ASSESSED:	762,900 / 762,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOBLE BRADFORD L/KARIANNE P
Owner 2:	
Owner 3:	
Street 1:	19 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HENSLEY SALLY R -
Owner 2:	-
Street 1:	19 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1528 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4250.000	324,900		438,000	762,900
Total Card	0.098	324,900		438,000	762,900
Total Parcel	0.098	324,900		438,000	762,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.28 | /Parcel: 499.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 91910

GIS Ref

GIS Ref

Insp Date 05/05/14

!11019!

PREVIOUS ASSESSMENT

Parcel ID 142.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,900	0	4,250.	438,000	762,900		Year end	12/23/2021
2021	101	FV	315,400	0	4,250.	438,000	753,400		Year End Roll	12/10/2020
2020	101	FV	315,400	0	4,250.	438,000	753,400	753,400	Year End Roll	12/18/2019
2019	101	FV	239,200	0	4,250.	410,600	649,800	649,800	Year End Roll	1/3/2019
2018	101	FV	239,200	0	4,250.	339,500	578,700	578,700	Year End Roll	12/20/2017
2017	101	FV	239,200	0	4,250.	312,100	551,300	551,300	Year End Roll	1/3/2017
2016	101	FV	239,200	0	4,250.	284,700	523,900	523,900	Year End	1/4/2016
2015	101	FV	226,000	0	4,250.	279,200	505,200	505,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:45:23

LAST REV

Date	Time
10/16/19	09:17:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11019

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENSLEY SALLY R	49861-205		7/30/2007		452,000	No	No		
	19269-573		8/1/1988		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	91910
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	749	Porch	39,657	C				
11/12/2015	1758	Add Bath	27,000					
7/16/2015	980	Re-Roof	10,830		7/16/2015			Strip and re-shing
5/15/2014	465	Porch	4,000					
8/22/2013	1272	Redo Kit	27,000	C				
6/19/2009	502	Inter Fi	40,000	C				2ND FLR INTERIOR F
11/17/2008	1427	Dormers	40,000	C		G10	GR FY10	ADD 7 FT TO EACH S

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
5/5/2014	Measured	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/14/2013	Inspected	BR	B Rossignol
6/22/2009	Info Fm Prmt	BR	B Rossignol
12/3/2008	MLS	MM	Mary M
11/21/2008	Meas/Inspect	355	PATRIOT
5/20/2000	Meas/Inspect	263	PATRIOT
12/16/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4250		Sq. Ft.	Site		0	80.	1.29	9									438,002						438,000	

Total AC/HA:	0.09757	Total SF/SM:	4250	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	438,002	Spl Credit		Total:	438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33717275
Const Adj.:	0.98990101
Adj $ / SQ:	178.695
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399100
Depreciation:	74233
Depreciated Total:	324867

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

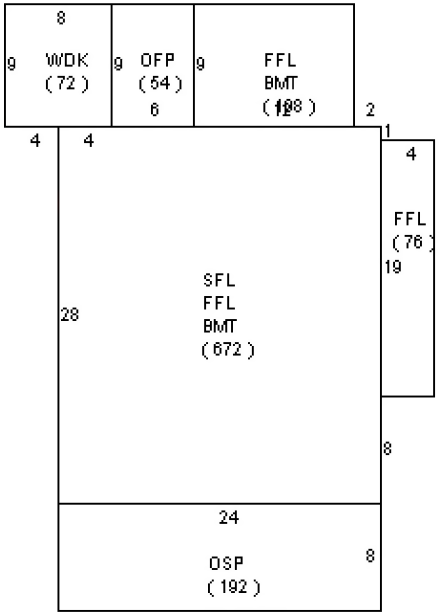
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.70
Special Features:	0	Val/Su Net:	123.72
Final Total:	324900	Val/Su SzAd	212.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	856	178.700	152,963
BMT	Basement	780	53.610	41,815
SFL	Second Floor	672	178.700	120,083
OSP	Screen Porch	192	27.320	5,246
WDK	Deck	72	15.840	1,140
OFP	Open Porch	54	43.560	2,352

Net Sketched Area:	2,626			Total:	323,599
Size Ad	1528	Gross Area	2626	FinArea	1528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

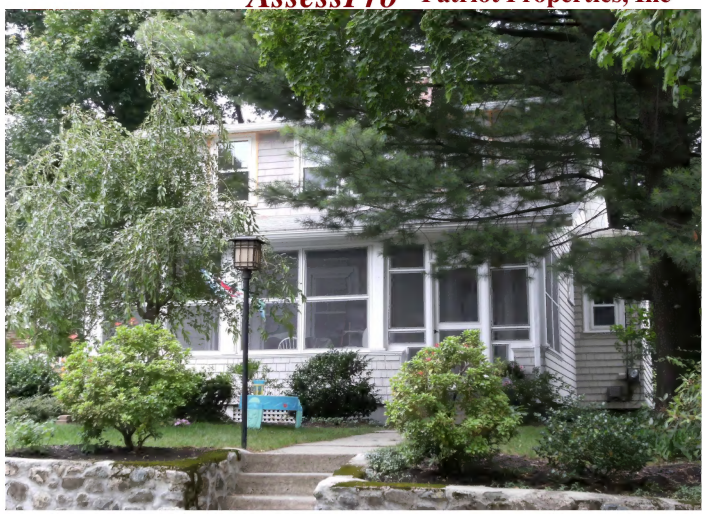
SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X17	A	FR	1950	0.00	T	51	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc